



**55, 59, 63, 201, 203, 205, 65 Edmonton Trail NE, Calgary, Alberta -  
\$13,800,000**



Main Photo

## Property Description

Live the Unrepeatable. Built to Inspire. Made to Endure. In the vibrant heart of Calgary, a space where architecture becomes art and every sq. ft. tells a story of vision, permanence & purpose. This isn't simply real estate, it's a place where design, lifestyle & investment meet under 1 roof. BOTH AN EXCLUSIVE RESIDENTIAL HAVEN & A STRONG COMMERCIAL ASSET, this landmark development seamlessly brings together 3 BESPOKE LUXURY RESIDENCES, A FLAGSHIP WESTERN FUSION RESTAURANT & A 15-STALL HEATED PARKADE. Each are crafted not just for function but for lasting impact. Occupying the full expanse of the commercial level is a 175-seat Western fusion restaurant, currently under construction & anchored by a renewable 10-year lease. Far more than a tenant, this culinary destination infuses the building with vibrancy, consistent foot traffic, and prestige, elevating its presence in Calgary's urban fabric & ensuring long-term income. Constructed from concrete, steel and engineered wood, the building stands both solid &

modern. Inside the craftsmanship speaks volumes. VAULTED CEILINGS lift the eye. IMPORTED UKRANIAN HARDWOOD grounds the space in warmth and authenticity. BRAZILIAN STONE surfaces bring elemental beauty to kitchens & baths, harmonizing function with finesse. At the heart of the premier residence lies a breathtaking 4-tier waterfall wall, LED-lit and gently cascading within a feature designed to elevate air quality & ambiance. A full-height folding glass wall blurs the line between interior & exterior, creating a fluid, immersive connection to nature that transforms everyday living into something extraordinary. The building's climate systems are fully air-controlled with centralized units, high-efficiency heat pumps & precision-zoned systems which allow the property to remain perfectly temperate in every season. In-floor heating warms kitchens & baths, while TRIPLE-GLAZED WINDOWS ensure acoustic calm & thermal balance. A smart dual-loop HVAC system reallocates energy across the structure for optimized performance and reduced consumption, all contributing to one of the most energy-efficient buildings in Alberta. True luxury also means infrastructure that protects and empowers. This property is equipped with 24/7 intelligent fire monitoring, fire-rated ACM cladding, and concrete emergency exits that exceed commercial code. SNOW-MELTING PATIOS & HEATED DRIVEWAYS ensure year-round accessibility, while a 1200 A transformer powers 11 EV charging stations, preparing the building for a forward-focused electrified future. Surrounding it all is a discreet network of 32 AI-powered, night-vision security cameras, providing round-the-clock protection without intrusion. From each all-season composite balcony, Calgary's skyline unfolds in full panorama. It's a view reserved for those who dream large & demand the exceptional. You don't just tour a property like this, you witness it! Schedule your private experience before it becomes someone else's!

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Bamber Realty LTD.*

